



The City of Morgantown

389 SPRUCE STREET
MORGANTOWN, WEST VIRGINIA 26505
(304) 284-7431 TDD (304) 284-7512
www.morgantownwv.gov

December 20, 2013

**RE: V14-02 / Allan Feldman / 441 Brockway Avenue
Tax Map 29, Parcels 217.1 and 218**

Dear Property Owner:

The City's Planning and Zoning Code requires notification of property owners within two-hundred (200) feet of a site where certain land development and/or land use decisions are required by the Planning Commission or Board of Zoning Appeals.

Allan Feldman has submitted a variance application for property located at 441 Brockway Avenue. A map is enclosed with this letter illustrating the location of the subject site.

The **Board of Zoning Appeals** will consider this variance petition at a public hearing on:

**Wednesday, January 15, 2014 at 6:30 PM
City Council Chambers, City Hall, 389 Spruce Street**

Project Description:

The petitioner is converting the former limited video lottery establishment into a "Coin-operated Cleaning/Laundry Service" establishment. As a part of the development, the petitioner seeks to construct an 8' x 20' addition onto the rear of the existing building that will serve as a mechanical utility room housing a hot water boiler, furnace, and electrical service equipment. The proposed additional will encroach into the required 40-foot rear setback, which requires variance approval by the Board of Zoning Appeals.

Should you have any questions concerning these petitions or require special accommodations to attend the hearing noted above, please call the Planning Division at 304-284-7431 or email to shollar@cityofmorgantown.org. Written comments may be submitted to this email address or by mail to the Planning Division address noted above.

The agenda for this hearing and related staff reports will be posted on the City's website, www.morgantownwv.gov, approximately one week before the hearing.

Respectfully,

Stacy Hollar
Executive Secretary

Enclosure: Site map

CASE NUMBER:
V14-02 / Allan Feldman / 441 Brockway Avenue

